

**HOUSING AUTHORITY
OF THE
CITY OF COVINGTON, LOUISIANA**

**Financial Statements &
Supplemental Financial Information**

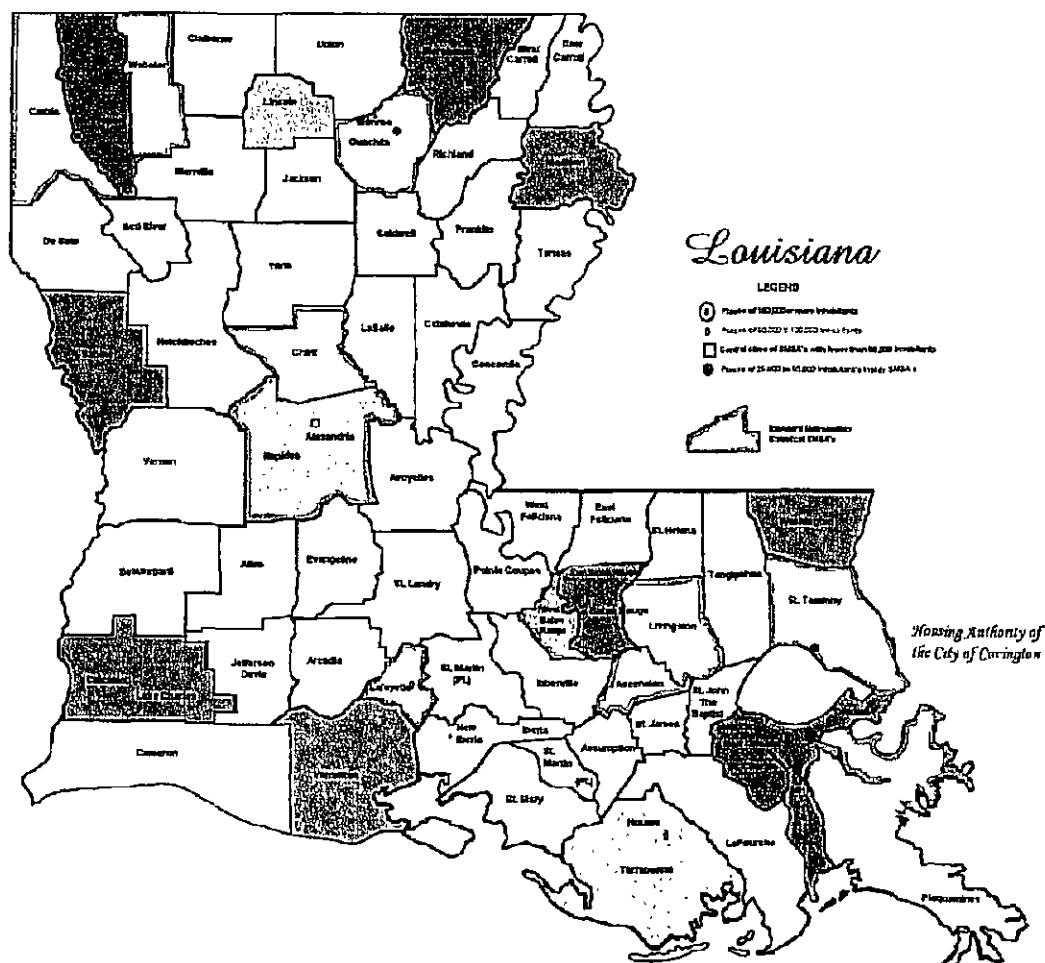
March 31, 2009

Under provisions of state law, this report is a public document. A copy of the report has been submitted to the entity and other appropriate public officials. The report is available for public inspection at the Baton Rouge office of the Legislative Auditor and, where appropriate, at the office of the parish clerk of court.

Release Date

10/14/09

HOUSING AUTHORITY OF THE CITY OF COVINGTON COVINGTON, LOUISIANA



Under the United States Housing Act of 1937, as amended, the U.S. Department of Housing and Urban Development (HUD) has direct responsibility for administering low income housing programs in the United States. Accordingly, HUD has contracted with the entity to administer certain HUD funds. The entity is a public corporation, legally separate, fiscally independent and governed by Board of Commissioners.

**Housing Authority of the City of Covington
Covington, Louisiana**

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INDEPENDENT AUDITOR'S REPORT

Housing Authority of the
City of Covington
Covington, Louisiana

We were engaged to audit the accompanying basic financial statements of the Housing Authority of the City of Covington as of and for the year ended March 31, 2009, as listed in the table of contents. These basic financial statements are the responsibility of the Housing Authority's management. Our responsibility is to express an opinion on these basic financial statements based on our audit.

Except as discussed in the fourth paragraph, we conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the basic financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

Our audit procedures applied were unable to determine that \$240,000 of prepaid and other assets exists. Therefore, we feel that current assets are overstated by \$240,000 and change in net assets is misstated by \$240,000.

The Housing Authority's fee accountant booked deferred revenue in the amount of \$357,233 as of March 31, 2009. The fee accountant also booked interprogram receivables and payables (due from/due to) on the Financial Data Schedule (FDS). We were unable to apply sufficient audit procedures to the amounts or accounts to satisfy ourselves that the amounts are materially correct.

In our opinion, except for the situation discussed in the third paragraph and except for the effects of such adjustments, if any, as might have been determined to be necessary had we applied sufficient audit procedures as discussed in the fourth paragraph, the basic financial statements referred to above present fairly, in all material respects, the financial position of the Housing Authority of the City of Covington, as of March 31, 2009, and the respective changes in financial position and cash flows, thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued our report dated September 21, 2009, on our consideration of the Housing Authority of the City of Covington's internal control over financial reporting and on our test of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.

The management's discussion and analysis is not a required part of the basic financial statements but is supplementary information required by Governmental Accounting Standards Board. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

Our audit was conducted for the purpose of forming opinions on the authority's basic financial statements taken as a whole. The accompanying Schedule of Expenditures of Federal Awards is presented for purposes of additional analysis as required by the U.S. Office of Management and Budget Circular A-133, *Audits of States, Local Governments, and Non Profit Organizations*, and is not a required part of the basic financial statements. The accompanying Financial Data Schedule, required by HUD, supplementary schedules and statements are presented for purposes of additional analysis, and are also not a required part of the basic financial statements. Except as discussed in the fourth paragraph, the schedule of expenditures of federal awards, Financial Data Schedule, supplementary schedules and statements have been subjected to the auditing procedures applied in the audit of the basic financial statements, and in our opinion, are fairly stated in all material respects in relation to the basic financial statements taken as a whole.

John R. Vercher PC

Jena, Louisiana

September 21, 2009

**Housing Authority of the City of Covington
Management's Discussion and Analysis
March 31, 2009**

As management of the Housing Authority of the City of Covington, we offer readers of the Authority's basic financial statements this narrative overview and analysis of the financial activities of the Authority for the fiscal year ended March 31, 2009. We encourage readers to consider the information presented here in conjunction with the Authority's basic financial statements, which are attached.

Financial Highlights

The assets of the Authority exceeded its liabilities at the close of the most recent fiscal year by \$2,349,756 (net assets).

As of the close of the current fiscal year, the Authority's ending unrestricted net assets were \$310,340.

The Authority had unrestricted cash and investments totaling \$351,180 at March 31, 2009 and \$510,402 in restricted cash.

The Authority had total operating revenue of \$643,796, and total non-operating revenue of \$1,592,535.

The Authority had total operating expenses of \$2,056,982, and had no non-operating expenses.

The Authority had a total change in net assets of \$179,349 for the year.

Overview of the Basic Financial Statements

The discussion and analysis is intended to serve as an introduction to the Authority's basic financial statements. The Authority's basic financial statements consist of the Statement of Net Assets, Statement of Revenue, Expenses and Changes in Net Assets, Statement of Cash Flows, and the notes to the basic financial statements. This report also contains the schedule of expenditures of federal award as supplementary information in addition to the basic financial statements themselves.

The Authority has only one fund type, namely a proprietary fund. The Statement of Net Assets includes all of the Authority's assets and liabilities. This fund type is unused for activities which are financed and operated in a manner similar to those in the private sector.

Low Rent Public Housing

Under the Conventional Public Housing Program, the Housing Authority rents units it owns to low-income families. The Conventional Public Housing Program is operated under an Annual Contribution Contract (ACC) with HUD, and HUD provides an Operating Subsidy to enable the Authority to provide housing at a rent that is based upon 30% of adjusted gross household income.

Housing Authority of the City of Covington
Management's Discussion and Analysis - Continued
March 31, 2009

Section 8 Housing Assistance – Housing Choice Voucher Program

These Programs assist low-income families in affording decent, safe and sanitary housing by encouraging property owners to construct new, or rehabilitate existing substandard housing, and then lease the units with rental subsidies to low income individual and families. The Authority's overall financial position and operations for the year is summarized below based on the information in the current and prior year financial statements.

The table below lists the asset and liability comparisons for the year ended March 31, 2009.

Statement of Net Assets

	2008	2009	% Change
Current Assets	\$ 391,325	\$ 712,757	82.1%
Restricted Assets	495,762	517,360	4.4%
Capital Assets Net of Depreciation	1,620,738	1,529,014	-5.7%
Total Assets	2,507,825	2,759,131	10.0%
Current Liabilities	326,842	397,993	21.8%
Non-Current Liabilities	10,576	11,382	7.6%
Total Liabilities	337,418	409,375	21.3%
Invested in Capital Assets, Net	1,620,738	1,529,014	-5.7%
Restricted Assets	490,954	510,402	4.0%
Unrestricted Assets	58,715	310,340	428.6%
Total Net Assets	\$ 2,170,407	\$ 2,349,756	8.3%

- Total assets increased by \$251,306 or 10% from last year. The primary reason for this increase is due to an increase in Prepaid Items in the amount of \$239,661.
- Total liabilities increased by \$71,957 or 21.3%. The primary reason for this change is due to an increase in Deferred Revenues in the amount of \$65,303.

Housing Authority of the City of Covington
Management's Discussion and Analysis - Continued
March 31, 2009

The table below lists the revenue and expense comparisons for the year ended March 31, 2009.

Statement of Revenues, Expenses, & Changes in Net Assets

	<u>2008</u>	<u>2009</u>	<u>% Change</u>
Revenues			
Tenant Revenue	\$ 74,416	\$ 85,242	14.5%
HUD PHA Operating	1,150,382	523,795	-54.5%
Other Government Grants (DHAP)	-0-	1,590,837	100.0%
Other Revenue	3,970	34,759	775.5%
Investment Income	1,319	1,698	28.7%
Total Revenues	<u>1,230,087</u>	<u>2,236,331</u>	81.8%
Expenses			
Housing Assistance Payments	529,880	1,490,696	181.3%
Administrative	206,678	244,593	18.3%
Tenant Services	-0-	66,232	100.0%
Utilities	9,933	11,245	13.2%
Maintenance	77,077	77,907	1.1%
Protective Services	21,172	16,239	-23.3%
General	38,262	42,143	10.1%
Bad Debt	1,136	9,495	735.8%
Extraordinary Maintenance	15,657	-0-	-100.0%
Depreciation	96,608	98,432	1.9%
Total Expenses	<u>996,403</u>	<u>2,056,982</u>	106.4%
Change in Net Assets	233,684	179,349	-23.3%
Prior Period Adjustment	(2,974)	-0-	100.0%
Total Net Assets - Beginning	1,939,697	2,170,407	11.9%
Total Net Assets - Ending	\$ <u>2,170,407</u>	\$ <u>2,349,756</u>	8.3%

- Total revenues increased by \$1,006,244 or 81.8%. The primary reason for this increase is because of an increase in Grants in the amount of \$964,250.
- Total expenses increased by \$1,060,579 or 106.4%. The primary reason for this increase is due to an increase in Housing Assistance Payments in the amount of \$960,816.

**Housing Authority of the City of Covington
Management's Discussion and Analysis - Continued
March 31, 2009**

Capital Asset & Debt Administration

Capital Assets

As of March 31, 2009 the Authority's investment in capital assets was \$1,529,014 (net of accumulated depreciation). This investment included land, building, building improvements, office equipment, and maintenance equipment.

Capital Assets at Year-End

	<u>2008</u>	<u>2009</u>
Land *	\$ 202,304	\$ 202,304
Leasehold Improvements	30,349	30,349
Buildings	2,642,193	2,643,327
Furniture & Equipment	219,648	225,223
Accumulated Depreciation	(1,473,757)	(1,572,189)
Total	\$ 1,620,737	\$ 1,529,014

* Land in the amount of \$202,304 is not being depreciated.

Long Term Debt

The Authority does not have any long-term liabilities at this time.

Future Events that will impact the Authority

The Authority relies heavily upon HUD operating subsidies. The amount appropriated has not currently been approved for the 2010 fiscal year. Therefore, any results of budget shortfalls cannot be determined.

The Authority is under a contract through its Capital Fund Program to continue with the work as stated above and incorporate any new work items into its operation.

Contacting the Authority's Financial Management:

This financial report is designed to provide our citizens, customers, and creditors with a general overview of the Authority's finances and to demonstrate the Authority's accountability for the money it receives. If you have questions about this report or need additional information, contact Tammie Groover, Executive Director of the Housing Authority of the City of Covington, P.O. Box 1293, Covington, LA 70434, at (985)-898-0345.

Basic Financial Statements

**Housing Authority of the City of Covington
Covington, Louisiana
Statement of Net Assets
March 31, 2009**

ASSETS

CURRENT ASSETS

Cash & Investments	\$ 351,180
Receivables (Net of Allowances for Uncollectibles)	118,870
Prepaid Items	242,457
Inventories	250
TOTAL CURRENT ASSETS	<u>712,757</u>

RESTRICTED ASSETS

Other Restricted Cash	510,402
Tenant Security Deposits	6,958
TOTAL RESTRICTED ASSETS	<u>517,360</u>

NON-CURRENT ASSETS

Capital Assets (Net of Accumulated Depreciation)	1,529,014
TOTAL NON-CURRENT ASSETS	<u>1,529,014</u>
TOTAL ASSETS	<u>2,759,131</u>

LIABILITIES

CURRENT LIABILITIES

Deferred Revenues	357,272
Accounts Payable	16,698
Accrued Wage/Payroll Taxes Payable	1,036
Compensated Absences	3,473
Accrued Pilot	19,514
TOTAL CURRENT LIABILITIES	<u>397,993</u>

NON-CURRENT LIABILITIES

Tenant Security Deposits (Payable From Restricted Assets)	6,958
Compensated Absences	4,424
TOTAL NON-CURRENT LIABILITIES	<u>11,382</u>
TOTAL LIABILITIES	<u>409,375</u>

NET ASSETS

Invested in Capital Assets, Net of Related Debt	1,529,014
Restricted	510,402
Unrestricted	310,340
TOTAL NET ASSETS	<u>\$ 2,349,756</u>

The accompanying notes are an integral part of this statement.

**Housing Authority of the City of Covington
Covington, Louisiana
Statement of Revenues, Expenses, & Changes In Net Assets
For The Year Ended March 31, 2009**

OPERATING REVENUES	
Tenant Revenue	\$ 85,242
Other Revenue	34,759
HUD PHA Operating Grant	<u>523,795</u>
TOTAL OPERATING REVENUES	<u>643,796</u>
OPERATING EXPENSES	
Housing Assistance Payments	1,490,696
Administrative Salaries	107,564
EBC Administrative	29,400
Other Operating - Administrative	107,629
Tenant Services	66,232
Water	552
Electricity	7,100
Gas	805
Other Utilities	2,788
Ordinary Maintenance -- Labor	9,232
Materials	25,427
Contract Cost	39,314
EBC Maintenance	3,934
Protective Services	15,600
EBC Protective Services	639
Insurance	33,954
Payment in Lieu of Taxes	7,400
Bad Debt Tenant's Rent	9,495
Other General Expense	789
<i>Depreciation</i>	<u>98,432</u>
TOTAL OPERATING EXPENSES	<u>2,056,982</u>
OPERATING INCOME (LOSS)	<u>(1,413,186)</u>
NONOPERATING REVENUES (EXPENSES)	
Other Governmental Grants (DHAP)	1,590,837
Interest Earnings	<u>1,698</u>
TOTAL NONOPERATING REVENUES (EXPENSES)	<u>1,592,535</u>
CHANGE IN NET ASSETS	179,349
TOTAL NET ASSETS - BEGINNING	<u>2,170,407</u>
TOTAL NET ASSETS - ENDING	<u><u>\$ 2,349,756</u></u>

The accompanying notes are an integral part of this statement.

**Housing Authority of the City of Covington
Covington, Louisiana
Statement of Cash Flows
For The Year Ended March 31, 2009**

CASH FLOWS FROM OPERATING ACTIVITIES	
Receipts From Customers & Users	\$ 186,771
Receipts From HUD	523,795
Payments to Landlords	(1,490,696)
Payments to Employees	(133,828)
Payments to Suppliers	(569,182)
NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	<u>(1,483,140)</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES	
Other Government Grants (DHAP)	1,590,837
Restricted Cash	(19,448)
NET CASH PROVIDED (USED) BY NONCAPITAL FINANCING ACTIVITIES	<u>1,571,389</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
Acquisition & Construction of Capital Assets	(6,709)
NET CASH PROVIDED (USED) BY CAPITAL AND RELATED FINANCING ACTIVITIES	<u>(6,709)</u>
CASH FLOWS FROM INVESTING ACTIVITIES	
Interest & Dividends Received	1,698
NET CASH PROVIDED (USED) BY INVESTING ACTIVITIES	<u>1,698</u>
NET INCREASE (DECREASE) IN CASH	83,238
CASH, BEGINNING OF YEAR	267,942
CASH, END OF YEAR	<u>\$ 351,180</u>

The accompanying notes are an integral part of this statement.

**Housing Authority of the City of Covington
Covington, Louisiana
Statement of Cash Flows
Reconciliation
For The Year Ended March 31, 2009**

**RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH
PROVIDED (USED) BY OPERATING ACTIVITIES**

Operating Income (Loss)	\$ <u>(1,413,186)</u>
Depreciation Expense	98,432
(Increase) Decrease in Accounts Receivable	1,467
(Increase) Decrease in Prepaid Items	(239,661)
Increase (Decrease) in Deferred Revenues	65,303
Increase (Decrease) in Accounts Payable	(1,451)
Increase (Decrease) in Accrued Wages/Payroll Taxes Payable	(128)
Increase (Decrease) in Compensated Absences	(1,304)
Increase (Decrease) in PILOT	7,399
Increase (Decrease) in Other	<u>(11)</u>
TOTAL ADJUSTMENTS	<u>(69,954)</u>
NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	\$ <u>(1,483,140)</u>

The accompanying notes are an integral part of this statement.

**NOTES TO THE BASIC
FINANCIAL STATEMENTS**

**Housing Authority of the City of Covington
Covington, Louisiana**

NOTES TO THE BASIC FINANCIAL STATEMENTS

INTRODUCTION

The Housing Authority of the City of Covington is an apartment complex for persons of low income located in Covington, Louisiana. The authority is chartered as a public corporation for the purpose of administering decent, safe and sanitary dwelling for persons of low-income.

Legal title to the authority is held by the Housing Authority of the City of Covington, Louisiana, a non-profit corporation. The authority is engaged in the acquisition, modernization, and administration of low-rent housing. The authority is administered by a governing Board of Commissioners (the Board), whose members are appointed by the Mayor of Covington, Louisiana. Each member serves a five-year term. Substantially all of the authority's revenue is derived from subsidy contracts with the U. S. Department of Housing and Urban Development (HUD). The annual contributions contracts entered into by the authority and HUD provide operating subsidies for authority-owned public housing facilities for eligible individuals.

Under the United States Housing Act of 1937, as amended, the U.S. Department of Housing and Urban Development (HUD) has direct responsibility for administering low-income housing programs in the United States. Accordingly, HUD has entered into a contract with the entity to make annual contributions (subsidies) for the purpose of funding its programs for low-income families.

GASB Statement No. 14 established criteria for determining the governmental reporting entity and component units that should be included within the reporting entity. Because the housing authority is legally separated and fiscally independent, the housing authority is a separate governmental reporting entity. The housing authority includes all funds, activities, etc., that are within the oversight responsibility of the housing authority.

The housing authority is a related organization of the City of Covington because the City of Covington appoints a voting majority of the housing authority's governing board. The City of Covington is not financially responsible for the housing authority, as it cannot impose its will on the housing authority and there is no possibility for the housing authority to provide financial benefit to, or impose financial burdens on, the City of Covington. Accordingly, the housing authority is not a component unit of the financial reporting entity of the City of Covington.

1. SUMMARY OF ORGANIZATION & SIGNIFICANT ACCOUNTING POLICIES

A. BASIC FINANCIAL STATEMENTS

The basic financial statements (i.e., the statement of net assets and the statement of changes in net assets) report information on all of the activities of the primary government and its component units. For the most part, the effect of the Interfund activity has been removed from these statements. The housing authority uses enterprise funds to account for its activities.

**Housing Authority of the City of Covington
Covington, Louisiana**

NOTES TO THE BASIC FINANCIAL STATEMENTS - (CONTINUED)

B. MEASUREMENT FOCUS, BASIS OF ACCOUNTING, & FINANCIAL STATEMENT PRESENTATION

The basic financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The housing authority reports the following major proprietary funds:

The Enterprise Fund is the housing authority's primary operating fund. It accounts for all financial resources of the housing authority.

Private-sector standards of accounting and financial reporting issued prior to December 1, 1989, generally are followed in the proprietary fund financial statements to the extent that those standards do not conflict with or contradict guidance of the Governmental Accounting Standards Board. Governments also have the option of following subsequent private-sector guidance for their business-type activities and enterprise funds, subject to their same limitation. The housing authority has elected not to follow subsequent private-sector guidance.

As a general rule, the effect of Interfund activity has been eliminated from the basic financial statements. Exceptions to this general rule are payments-in-lieu of taxes and other charges between the government's enterprise operations. Elimination of these charges would distort the direct cost and program revenues reported for the various functions concerned.

Operating revenues and expenses have been reported separately from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with an enterprise fund's principal ongoing operations. The primary operating revenue of the housing authority is derived from tenant revenue. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

When both restricted and unrestricted resources are available for use, it is the housing authority's policy to use restricted resources first, then unrestricted resources as they are needed.

C. DEPOSITS & INVESTMENTS

The housing authority's cash is considered to be cash on hand and demand deposits. State law and the housing authority's investment policy allow the housing authority to invest in collateralized certificated of deposits, government backed securities, commercial paper, the state sponsored investment pool, and mutual funds consisting solely of government backed securities.

The housing authority had no investments as of March 31, 2009.

**Housing Authority of the City of Covington
Covington, Louisiana**

NOTES TO THE BASIC FINANCIAL STATEMENTS - (CONTINUED)

D. RECEIVABLES & PAYABLES

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year referred to as either "due to/from other funds" (i.e., the current portion of Interfund loans) or "advances to/from other funds" (i.e., the non-current portion of Interfund loans). All other outstanding balances between funds are reported as "due to/from other funds."

Advances between funds, as reported in the accompanying financial statements, are offset by a restriction on net assets. All trade and other receivables are shown net of an allowance for uncollectibles.

E. INVENTORIES & PREPAID ITEMS

All inventories are valued at cost using the first-in/first out method. Inventories are recorded as expenditures when consumed rather than when purchased. Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in the basic financial statements.

F. CAPITAL ASSETS

Capital Assets, which include property, plant, equipment, and infrastructure assets are reported in the applicable columns in the basic financial statements. Capital assets are capitalized at historical cost. The housing maintains a threshold level of \$500 or more for capitalizing capital assets.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of capital assets of business-type activities is included as part of the capitalized value of the assets constructed. The total interest expense included during the current fiscal year was \$-0-. Of this amount, \$-0- was included as part of the cost of capital assets under construction in connection with construction projects.

All Capital Assets, other than land, are depreciated using the straight-line method over the following useful lives:

Description	Estimated Lives
Land improvements	20 years
Buildings	20 years
Building improvements	10 years
Furniture and fixtures	5 years
Vehicles	5 years
Equipment	5 years

**Housing Authority of the City of Covington
Covington, Louisiana**

NOTES TO THE BASIC FINANCIAL STATEMENTS - (CONTINUED)

G. COMPENSATED ABSENCES

The housing authority has the following policy relating to vacation and sick leave:

The authority follows the civil service guidelines for vacation and sick leave. Employee's time is accumulated in accordance to hours worked per month. At year-end, time not used is accumulated.

At March 31, 2009, employees of the PHA have accumulated and vested \$7,897 of employee leave benefits, computed in accordance with GASB Codification Section C60. The balance of accrued compensated absences at March 31, 2009 was \$3,473 recorded as current obligation and \$4,424 recorded as non-current obligation.

H. LONG-TERM OBLIGATIONS

In the basic financial statements, long-term debt and other long-term obligations are reported as liabilities. Bond premiums and discounts, as well as issuance costs, are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are reported as deferred charges and amortized over the term of the related debt.

I. ESTIMATES

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America require management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues, expenditures, and expenses during the reporting period. Actual results could differ from those estimates.

2. CASH AND INVESTMENTS (CD'S IN EXCESS OF 90 DAYS)

At March 31, 2009, the housing authority had cash (bank balances) totaling \$1,142,214 as follows:

Parish National Bank	\$ 967,222
JP Morgan Chase	174,992
Total	\$ <u>1,142,214</u>

These deposits are stated at cost, which approximated market. Under state law, these deposits (or the resulting bank balances) must be secured by federal deposit insurance or the pledge of securities owned by the fiscal agent bank. The market value of the pledged securities plus the federal deposit insurance must at all times equal the amount on deposit with the fiscal agent. These securities are held in the name of the pledging fiscal agent bank in a holding or custodial bank that is mutually acceptable to both parties.

**Housing Authority of the City of Covington
Covington, Louisiana**

NOTES TO THE BASIC FINANCIAL STATEMENTS - (CONTINUED)

Deposits

It is the housing authority's policy for deposits to be 100% secured by collateral at market or par, whichever is lower, less the amount of the Federal Deposit Insurance Corporation insurance. The housing authority's deposits are categorized to give an indication of the level of risk assumed by the housing authority at year end. The categories are described as follows:

- ***Category 1*** – Insured or collateralized with securities held by the housing authority or by its agent in the housing authority's name.
- ***Category 2*** – Collateralized with securities held by the pledging financial institution's trust department or agent in the housing authority's name.
- ***Category 3*** – Uncollateralized.

Amounts on deposit are secured by the following pledges:

<u>Description</u>	<u>Market Value</u>
FDIC (Category 1)	\$ 424,961
Securities (Category 2)	-0-
Uncollateralized (Category 3)	717,222
Total	\$ <u>1,142,183</u>

The following represents Restricted Cash:

Other Restricted Cash	\$ 510,402
Tenant Security Deposits	6,958
Total Restricted Cash	\$ <u>517,360</u>

Other Restricted Cash represents funds designated to be paid to lessors and or tenants in Section 8 Program or Disaster Housing Assistance Program (DHAP).

3. RECEIVABLES

The receivables (net of allowance for doubtful accounts) were \$118,870 as of March 31, 2009. The receivables are as follows:

A/R HUD	\$ 57,406
A/R Dwelling Rents	10,130
Other Receivables	59,858
Allowance Dwelling Rents	(8,524)
Total	\$ <u>118,870</u>

**Housing Authority of the City of Covington
Covington, Louisiana**

NOTES TO THE BASIC FINANCIAL STATEMENTS - (CONTINUED)

4. CAPITAL ASSETS

Capital assets and depreciation activity as of and for the year ended March 31, 2009, for the primary government is as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Deletions</u>	<u>Ending Balance</u>
Land *	\$ 202,304	\$ -0-	\$ -0-	\$ 202,304
Leasehold Improvements	30,349	-0-	-0-	30,349
Buildings	2,642,193	1,134	-0-	2,643,327
Furniture & Equipment, Etc.	219,648	5,575	-0-	225,223
Total	<u>3,094,494</u>	<u>6,709</u>	<u>-0-</u>	<u>3,101,203</u>
Less Accumulated Depreciation	<u>(1,473,757)</u>	<u>(98,432)</u>	<u>-0-</u>	<u>(1,572,189)</u>
Net Capital Assets	<u>\$ 1,620,737</u>	<u>\$ (91,723)</u>	<u>\$ -0-</u>	<u>\$ 1,529,014</u>

* Land in the amount of \$202,304 is not being depreciated.

5. RETIREMENT PLANS

On June 23, 2004, the Board of Commissioners of the housing authority, by resolution, approved the establishment of a retirement plan, the Housing Renewal and Local Agency Retirement Plan (the plan), under Code Section 401(a) effective July 1, 2004. The plan is for the benefit of all regular (forty hours a week) full time employees. The rate of employer contribution is 6% of employee's base rate of pay. The total payroll for the year was \$133,346, making the retirement expense \$8,001 for the year ended March 31, 2009.

6. ACCOUNTS, SALARIES & OTHER PAYABLES

The payables of \$45,145 at March 31, 2009 are as follows:

Accounts Payable Vendors/Contractors	\$ 16,698
Accrued Wages/Payroll Taxes Payable	1,036
Accrued Pilot	19,514
Accrued Compensated Absences	7,897
Total	<u>\$ 45,145</u>

7. CONTINGENT LIABILITIES

At March 31, 2009, the housing authority is subject to possible examinations made by federal regulators who determine compliance with terms, conditions, laws and regulations governing grants given to the housing authority in the current and prior years. These examinations may result in required refunds by the housing authority to federal grantors and/or program beneficiaries.

**Housing Authority of the City of Covington
Covington, Louisiana**

NOTES TO THE BASIC FINANCIAL STATEMENTS - (CONTINUED)

8. ECONOMIC DEPENDENCY

Statement of Financial Accounting Standard (SFAS) No. 14 requires disclosure in financial statements of a situation where one entity provides more than 10% of the audited entity's revenues. The Department of Housing & Urban Development provided \$2,114,632 to the housing authority, which represents approximately 95% of the housing authority's revenue for the year.

9. RESTRICTED NET ASSETS

Restricted Net Assets represents funds designated to be paid to lessors and or tenants in Section 8 Program or Disaster Housing Assistance Program (DHAP).

10. DEFERRED REVENUES

Deferred Revenue of \$357,272 represents unearned Disaster Housing Assistance Program (DHAP) funds that are subject to be returned if not earned in the future.

Other Supplemental Schedules

**HOUSING AUTHORITY OF THE CITY OF COVINGTON
COVINGTON, LOUISIANA**

**Schedule of Compensation Paid to Commissioners
For The Year Ended March 31, 2009**

Commissioners	Title
Ella Mae Selmon	Chairperson
Jan Roberts	Vice-Chairperson
Geraldine Price	Commissioner
Stephanie Bedford	Commissioner
Lizby Eustis	Commissioner

The commissioners receive no compensation.

**HOUSING AUTHORITY OF THE CITY OF COVINGTON
COVINGTON, LOUISIANA**

**Statement and Certification of Actual Modernization Cost
Annual Contribution Contract**

	Project 501-08	Project 501-09	Total
1. The Actual Modernization Costs Are As Follows:			
Funds Approved	\$ 81,201	102,784	183,985
Funds Expended	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
Excess of Funds Approved	<u>81,201</u>	<u>102,784</u>	<u>183,985</u>
2. Funds Advanced	-0-	-0-	-0-
Funds Expended	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
Excess of Funds Advanced	<u>\$ -0-</u>	<u>-0-</u>	<u>-0-</u>

The accompanying notes are an integral part of this statement.

Other Reports

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**REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE
AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED
IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS***

Housing Authority of the
City of Covington
Covington, Louisiana

We were engaged to audit the accompanying basic financial statements of the Housing Authority of the City of Covington, Louisiana, as of and for the year ended March 31, 2009, and have issued our report thereon dated September 21, 2009. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the Housing Authority of the City of Covington's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Housing Authority of the City of Covington's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Housing Authority of the City of Covington's internal control over financial reporting.

Our consideration of internal control over financial reporting was for the limited purpose described in the preceding paragraph and would not necessarily identify all deficiencies in internal control over financial reporting that might be significant deficiencies or material weaknesses. However, as discussed below, we identified certain deficiencies in internal control over financial reporting that we consider to be significant deficiencies.

A control deficiency exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the entity's ability to initiate, authorize, record, process, or report financial data reliably in accordance with generally accepted accounting principles such that there is more than a remote likelihood that a misstatement of the entity's financial statements that is more than inconsequential will not be prevented or detected by the Housing Authority of the City of Covington's internal control. We consider the deficiencies described in the accompanying schedule of findings and responses to be significant deficiencies in internal control over financial reporting.

2009-I-1 Inadequate documentation of adjusting entries

MEMBER
—AMERICAN INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS—
SOCIETY OF LOUISIANA CERTIFIED PUBLIC ACCOUNTANTS

- 2009-I-2 Small entity**
- 2009-I-3 Current and timely prepared financial statements**
- 2009-I-4 Deposits in excess of FDIC coverage**

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that a material misstatement of the financial statements will not be prevented or detected by the Housing Authority of the City of Covington's internal control.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in the internal control that might be significant deficiencies and, accordingly, would not necessarily disclose all significant deficiencies that are also considered to be material weaknesses. However, we believe that the significant deficiencies described below and in the accompanying schedule of findings and responses are a material weaknesses.

- 2009-I-1 Inadequate documentation of adjusting entries**
- 2009-I-3 Current and timely prepared financial statements**
- 2009-I-4 Deposits in excess of FDIC coverage**

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Housing Authority of the City of Covington's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*, and which are described in the accompanying Schedule of Findings and Questioned Costs as items:

- 2009-C-1 Advances to Audrey Heights Project (Noncompliance)**
- 2009-C-2 Inadequate documentation of adjusting entries (Noncompliance)**

The Housing Authority of the City of Covington's responses to the findings identified in our audit are described in the accompanying schedule of Management's Corrective Action Planned. We did not audit the Housing Authority of the City of Covington's response and, accordingly, we express no opinion on it.

This report is intended solely for the information and use of the audit committee, management, federal awarding agencies and Legislative Auditor's Office and is not intended to be and should not be used by anyone other than these specified parties. However, this report is a public document and its distribution is not limited.

John R. Vercher PC

September 21, 2009
Jena, Louisiana

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**REPORT ON COMPLIANCE WITH REQUIREMENTS APPLICABLE TO EACH MAJOR
PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE IN ACCORDANCE
WITH OMB CIRCULAR A-133**

Housing Authority of the
City of Covington
Covington, Louisiana

Compliance

We have audited the compliance of the Housing Authority of the City of Covington, with the types of compliance requirements described in the U.S. Office of Management and Budget (OMB) Circular A-133 *Compliance Supplement* that are applicable to each of its major federal programs for the year ended March 31, 2009. The Housing Authority of the City of Covington's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs. Compliance with the requirements of laws, regulations, contracts, and grants applicable to each of its major federal programs is the responsibility of the Housing Authority of the City of Covington's management. Our responsibility is to express an opinion on the Housing Authority of the City of Covington's compliance based on our audit.

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the comptroller General of the United States; and OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Housing Authority of the City of Covington's compliance with those requirements and performing such other procedures, as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion. Our audit does not provide a legal determination of the Housing Authority of the City of Covington's compliance with those requirements.

As described in item **2009-C-1 Advances to Audrey Heights Project** in the accompanying schedule of findings and questioned costs, the Housing Authority of the City of Covington did not comply with requirements regarding activities allowed and allowable costs that are applicable to its Section 8 Housing Choice Vouchers Program. Compliance with such requirements is necessary, in our opinion, for the Housing Authority of the City of Covington to comply with the requirements applicable to that program.

In our opinion, except for the noncompliance described in the preceding paragraph, the Housing Authority of the City of Covington, Louisiana, complied, in all material respects, with the requirements referred to above that are applicable to each of its major federal programs for the year ended March 31, 2009.

MEMBER
-----AMERICAN INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS-----
SOCIETY OF LOUISIANA CERTIFIED PUBLIC ACCOUNTANTS

Internal Control Over Compliance

The management of the Housing Authority of the City of Covington is responsible for establishing and maintaining effective internal control over compliance with requirements of laws, regulations, contracts, and grants applicable to federal programs. In planning and performing our audit, we considered the Housing Authority of the City of Covington's internal control over compliance with requirements that could have a direct and material effect on a major federal program in order to determine our auditing procedures for the purpose of expressing our opinion on compliance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Housing Authority of the City of Covington's internal control over compliance.

A *control deficiency* in an entity's internal control over compliance exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect noncompliance with a type of compliance requirement of a federal program on a timely basis. A *significant deficiency* is a control deficiency, or combination of control deficiencies, that adversely affects the entity's ability to administer a federal program such that there is more than a remote likelihood that noncompliance with a type of compliance requirement of a federal program that is more than inconsequential will not be prevented or detected by the entity's internal control. We consider the deficiencies in internal control over compliance described below and in the accompanying schedule of findings and questioned costs to be significant deficiencies:

2009-I-1 Inadequate documentation of adjusting entries

2009-I-3 Current and timely prepared financial statements

2009-I-4 Deposits in Excess of FDIC Coverage

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that material noncompliance with a type of compliance requirement of a federal program will not be prevented or detected by the entity's internal control. Of the significant deficiencies in internal control over compliance described in the accompanying schedule of findings and questioned costs, we consider the following items to be material weaknesses:

2009-I-1 Inadequate documentation of adjusting entries

2009-I-3 Current and timely prepared financial statements

2009-I-4 Deposits in Excess of FDIC Coverage

The Housing Authority of the City of Covington's response to the findings identified in our audit is described in the accompanying schedule of findings and questioned costs. We did not audit the Housing Authority of the City of Covington's response and, accordingly, we express no opinion on it.

This report is intended solely for the information and use of management, the Legislator Auditor, and federal awarding agencies and is not intended to be and should not be used by anyone other than these specified parties; however, this document is public record and its distribution is not limited.

John R. Vercher PC

September 21, 2009

Jena, Louisiana

**Housing Authority of the City of Covington
Covington, Louisiana**

**Schedule of Expenditures of Federal Awards
For the Year Ended March 31, 2009**

	<u>Federal CFDA Number</u>	<u>Agency Or Pass-Through Number</u>	<u>Federal Disbursements/ Expenditures</u>
U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT			
Low Rent Public Housing	14.850	N/A	\$ 85,242
Section 8 Housing Choice Vouchers	14.871	N/A	485,274
Disaster Housing Assistance	97.048	N/A	<u>1,189,144</u>
Total Federal Expenditures			\$ <u>1,759,660</u>

NOTE TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

Note A – Single Audit Requirements

In July 1996, the Single Audit Act Amendments of 1996 (1996 Act) were enacted and superseded the Single Audit Act of 1984. In June 1997 OMB issued a revised Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*, to implement the changes from the 1996 Act and to rescind Circular A-128. The requirements state that an entity expending \$500,000 or more of federal funds adhere to the requirements of Single Audit.

The funds used to account for these funds use the accrual basis of accounting.

Presented for purposes of additional analysis only.

**HOUSING AUTHORITY OF THE CITY OF COVINGTON
COVINGTON, LOUISIANA**

**SCHEDULE OF FINDINGS AND QUESTIONED COST
For the Year Ended March 31, 2009**

We were engaged to audit the basic financial statements which collectively comprise the Housing Authority of the City of Covington, Louisiana, as of and for the year ended March 31, 2009 and have issued our report thereon dated September 21, 2009. We conducted our audit in accordance with generally accepted auditing standards and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our audit of the financial statements as of March 31, 2009 resulted in a qualified opinion.

Section I Summary of Auditor's Reports

a. Report on Internal Control and Compliance Material to the Financial Statements

Internal Control

Material Weaknesses ☒ Yes ☐ No Other Conditions ☒ Yes ☐ No

Compliance

Compliance Material to Financial Statements ☒ Yes ☐ No

b. Federal Awards

Internal Control

Material Weaknesses ☒ Yes ☐ No Other Conditions ☐ Yes ☒ No

Type of Opinion On Compliance ☐ Unqualified ☒ Qualified
For Major Programs ☐ Disclaimer ☐ Adverse

Are there findings required to be reported in accordance with Circular A-133, Section .510(a)?

☒ Yes ☐ No

c. Identification Of Major Programs:

CFDA Number(s)	Name Of Federal Program (or Cluster)
14.871	Section 8 Housing Choice Vouchers
97.109	Disaster Housing Assistance Grant

Dollar threshold used to distinguish between Type A and Type B Programs: \$300,000

Is the auditee a 'low-risk' auditee, as defined by OMB Circular A-133? ☐ Yes ☒ No

**HOUSING AUTHORITY OF THE CITY OF COVINGTON
COVINGTON, LOUISIANA**

**SCHEDULE OF FINDINGS AND QUESTIONED COST
For the Year Ended March 31, 2009**

Section II - Financial Statement Findings Required To Be Reported In Accordance With GAGAS

2009-C-1 Advances to Audrey Heights Project

CONDITION: During the year ended March 31, 2009 and as of March 31, 2009, the PHA had advanced funds at year end of \$58,511 for various costs related to the Audrey Heights Project.

CRITERIA: Article VII, Section 14 of the 1974 Louisiana Constitution states, in part, that no property or things of value can be loaned, pledged, or granted to anyone. Further, the auditor believes that those expenditures do not qualify as "activities allowed and allowable costs" under Section 8 Housing Choice Vouchers compliance requirements since the PHA does not have a HUD approved cooperative endeavor agreement with the developer/contractor.

CAUSE OF CONDITION: Advancing funds or paying costs of the Audrey Heights project.

EFFECT OF CONDITION: Compliance violations at the State and Federal levels.

RECOMMENDATION: Discontinue advances or paying costs to the Audrey Heights Project and seek reimbursement for those advances or costs.

CLIENT RESPONSE AND CORRECTIVE ACTION: The PHA will discontinue advances to the Audrey Heights Project and will seek reimbursement for those advances or costs.

2009-C-2 Inadequate Documentation of Adjusting Entries

CONDITION: The fee accountant makes adjusting entries to the accounts of the PHA without providing enough documentation to provide an adequate audit trail.

CRITERIA: Federal and State compliance requires books and records of the PHA be maintained in such a manner as to allow an audit of the PHA's financial transactions.

CAUSE OF CONDITION: Lack of adequate documentation provided by the fee accountant.

EFFECT OF CONDITION: The deficiency results in more than a remote likelihood that a material misstatement of the financial statements will not be prevented or that a material noncompliance with a type of compliance requirement of a federal program will not be prevented or detected by the entity's internal controls.

RECOMMENDATION: The fee accountant should provide supporting documentation for all adjusting entries.

CLIENT RESPONSE AND CORRECTIVE ACTION: The PHA will direct its fee accountant to provide adequate supporting documentation for all adjusting entries.

**HOUSING AUTHORITY OF THE CITY OF COVINGTON
COVINGTON, LOUISIANA**

**SCHEDULE OF FINDINGS AND QUESTIONED COST
For the Year Ended March 31, 2009**

Section III Internal Controls Finding

2009-I-1 Inadequate Documentation of Adjusting Entries

CONDITION: The fee accountant makes adjusting entries to the accounts of the PHA without providing enough documentation to provide an adequate audit trail.

CRITERIA: Federal and State compliance requires books and records of the PHA be maintained in such a manner as to allow an audit of the PHA's financial transactions.

CAUSE OF CONDITION: Lack of adequate documentation provided by the fee accountant.

EFFECT OF CONDITION: The deficiency results in more than a remote likelihood that a material misstatement of the financial statements will not be prevented or that a material noncompliance with a type of compliance requirement of a federal program will not be prevented or detected by the entity's internal control.

RECOMMENDATION: The fee accountant should provide supporting documentation for all adjusting entries.

CLIENT RESPONSE AND CORRECTIVE ACTION: The PHA will direct its fee accountant to provide adequate supporting documentation for all adjusting entries.

2009-I-2 Small Entity

CONDITION: Small size of entity and lack of separation of duties.

CRITERIA: Because of the small size of the PHA and the lack of separation of duties, many of the important elements of good internal controls cannot always be achieved to ensure adequate protection of the PHA's cash and assets.

CAUSE OF CONDITION: Small size of entity.

EFFECT OF CONDITION: Inadequate protection of cash and assets.

RECOMMENDATION: We recommend that management continue to provide the necessary oversight in its current internal control procedures, specifically in the areas of cash receipts, collection receipt activities, recordation of those receipts, and depositing of funds collected.

CLIENT RESPONSE AND CORRECTIVE ACTION: Management will continue to provide the necessary oversight in its current internal control procedures.

**HOUSING AUTHORITY OF THE CITY OF COVINGTON
COVINGTON, LOUISIANA**

**SCHEDULE OF FINDINGS AND QUESTIONED COST
For the Year Ended March 31, 2009**

Section III Internal Controls Finding - Continued

2009-I-3 Current and Timely Prepared Financial Statements

CONDITION: The PHA does not receive current or timely financial statements and records from its fee accountant.

CRITERIA: In order to make accurate financial and compliance decisions about the PHA and to adequately manage the entity, accurate and current or timely financial statements must be prepared for management.

CAUSE OF CONDITION: Not receiving financial statements in a timely manner.

EFFECT OF CONDITION: Poor decision making process by management.

RECOMMENDATION: Accurate financial statements should be prepared in a current or timely manner.

CLIENT RESPONSE AND CORRECTIVE ACTION: The PHA will instruct its fee accountant to prepare financial statements in a more timely manner.

2009-I-4 Deposits in Excess of FDIC Coverage

CONDITION: \$717,222 in deposits with the PHA's bank are not secured as of 3/31/09.

CRITERIA: Deposits in excess of FDIC coverage should be secured with a pledge of securities by the PHA's bank.

CAUSE OF CONDITION: The PHA's bank did not secure the deposits in excess of FDIC coverage.

EFFECT OF CONDITION: The PHA's cash deposits are at risk.

RECOMMENDATION: The PHA should instruct its bank to secure all deposits in excess of FDIC coverage with a pledge of securities.

CLIENT RESPONSE AND CORRECTIVE ACTION: The PHA will instruct its bank to secure all deposits in excess of FDIC coverage with a pledge of securities.

**HOUSING AUTHORITY OF THE CITY OF COVINGTON
COVINGTON, LOUISIANA**

**SCHEDULE OF FINDINGS AND QUESTIONED COST
For the Year Ended March 31, 2009**

Section IV – Federal Awards Findings and Questioned Costs

Internal Control Findings Related to Federal Awards

2009-I-1 Inadequate Documentation of Adjusting Entries

CONDITION: The fee accountant makes adjusting entries to the accounts of the PHA without providing enough documentation to provide an adequate audit trail.

CRITERIA: Federal and State compliance requires books and records of the PHA be maintained in such a manner as to allow an audit of the PHA's financial transactions.

CAUSE OF CONDITION: Lack of adequate documentation provided by the fee accountant.

EFFECT OF CONDITION: The deficiency results in more than a remote likelihood that a material misstatement of the financial statements will not be prevented or that a material noncompliance with a type of compliance requirement of a federal program will not be prevented or detected by the entity's internal control.

RECOMMENDATION: The fee accountant should provide supporting documentation for all adjusting entries.

CLIENT RESPONSE AND CORRECTIVE ACTION: The PHA will direct its fee accountant to provide adequate supporting documentation for all adjusting entries.

2009-I-3 Current and Timely Prepared Financial Statements

CONDITION: The PHA does not receive current or timely financial statements and records from its fee accountant.

CRITERIA: In order to make accurate financial and compliance decisions about the PHA and to adequately manage the entity, accurate and current or timely financial statements must be prepared for management.

CAUSE OF CONDITION: Not receiving financial statements in a timely manner.

EFFECT OF CONDITION: Poor decision making process by management.

RECOMMENDATION: Accurate financial statements should be prepared in a current or timely manner.

CLIENT RESPONSE AND CORRECTIVE ACTION: The PHA will instruct its fee accountant to prepare financial statements in a more timely manner.

**HOUSING AUTHORITY OF THE CITY OF COVINGTON
COVINGTON, LOUISIANA**

**SCHEDULE OF FINDINGS AND QUESTIONED COST
For the Year Ended March 31, 2009**

Section IV – Federal Awards Findings and Questioned Costs - Continued

2009-I-4 Deposits in Excess of FDIC Coverage

CONDITION: \$717,222 in deposits with the PHA's bank are not secured as of 3/31/09.

CRITERIA: Deposits in excess of FDIC coverage should be secured with a pledge of securities by the PHA's bank.

CAUSE OF CONDITION: The PHA's bank did not secure the deposits in excess of FDIC coverage.

EFFECT OF CONDITION: The PHA's cash deposits are at risk.

RECOMMENDATION: The PHA should instruct its bank to secure all deposits in excess of FDIC coverage with a pledge of securities.

CLIENT RESPONSE AND CORRECTIVE ACTION: The PHA will instruct its bank to secure all deposits in excess of FDIC coverage with a pledge of securities.

Compliance Findings Related to Federal Awards

2009-C-1 Advances to Audrey Heights Project

CONDITION: During the year ended March 31, 2009 and as of March 31, 2009, the PHA had advanced funds at year end of \$58,511 for various costs related to the Audrey Heights Project.

CRITERIA: Article VII, Section 14 of the 1974 Louisiana Constitution states, in part, that no property or things of value can be loaned, pledged, or granted to anyone. Further, the auditor believes that those expenditures do not qualify as "activities allowed and allowable costs" under Section 8 Housing Choice Vouchers compliance requirements since the PHA does not have a HUD approved cooperative endeavor agreement with the developer/contractor.

CAUSE OF CONDITION: Advancing funds or paying costs of the Audrey Heights project.

EFFECT OF CONDITION: Compliance violations at the State and Federal levels.

RECOMMENDATION: Discontinue advances or paying costs to the Audrey Heights Project and seek reimbursement for those advances or costs.

CLIENT RESPONSE AND CORRECTIVE ACTION: The PHA will discontinue advances to the Audrey Heights Project and will seek reimbursement for those advances or costs.

**HOUSING AUTHORITY OF THE CITY OF COVINGTON
COVINGTON, LOUISIANA**

**MANAGEMENT'S SUMMARY
OF PRIOR YEAR FINDINGS**

Legislative Auditor
State of Louisiana
Baton Rouge, Louisiana 70804-9397

The management of the Housing Authority of the City of Covington, Louisiana has provided the following action summaries relating to audit findings brought to their attention as a result of their financial audit for the year ended March 31, 2008.

PRIOR YEAR FINDINGS

Reference: 2008-C-1 Advances to Audrey Heights Project (Noncompliance) (Unresolved)

Description of Finding: During the year ended March 31, 2008 and in the fiscal year ended March 31, 2007, the Housing Authority advanced \$103,805 for various costs related to the Audrey Heights Project. The auditor feels that these expenditures are in violation of Article VII, Section 14 of the 1974 Louisiana Constitution, which states in part that no property or things of value can be loaned, pledged, or granted to anyone.

Corrective Action Taken: The PHA received reimbursement in the amount of \$120,931 during the year.

Reference: 2008-I-1 Small Size of Entity (Unresolved)

Description of Finding: Because of the small size of the Housing Authority and the lack of separation of duties, many of the important elements of good internal controls cannot always be achieved to ensure adequate protection of the Housing Authority's cash.

Corrective Action Taken: Management continues to provide the necessary oversight in its current internal control procedures, specifically in the areas of cash receipts, collection receipt activities, recordation of those receipts, and depositing of funds collected

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MANAGEMENT LETTER COMMENTS

During the course of our audit, we observed conditions and circumstances that may be improved. Below are findings noted for improvement, our recommendation for improvement and the Housing Authority's plan for corrective action.

CURRENT YEAR MANAGEMENT LETTER COMMENTS

There are no current year comments.

FINANCIAL DATA SCHEDULE

Entity Wide Balance Sheet Summary

LA238

03/31/2009

Audited/A-133

	Project Total	8	14,871	97,109	COCC
111 Cash - Unrestricted	9		127806	123365	
112 Cash - Restricted - Modernization and Development					
113 Cash - Other Restricted		217799	257872	34731	
114 Cash - Tenant Security Deposits	6958				
115 Cash - Restricted for Payment of Current Liabilities					
100 Total Cash	6967	217799	385676	158096	
121 Accounts Receivable - PHA Projects					
122 Accounts Receivable - HUD Other Projects	57406				
124 Accounts Receivable - Other Government					
125 Accounts Receivable - Miscellaneous	1347		58511		
126 Accounts Receivable - Tenants	10130				
126.1 Allowance for Doubtful Accounts - Tenants	-8524				
126.2 Allowance for Doubtful Accounts - Other	0		0		
127 Notes, Loans, & Mortgages Receivable - Current					
128 Fraud Recovery					
128.1 Allowance for Doubtful Accounts - Fraud					
129 Accrued Interest Receivable					
120 Total Receivables, Net of Allowances for Doubtful Accounts	60359	0	58511	0	
131 Investments - Unrestricted	0	0	100000		
132 Investments - Restricted	0	0	0	0	
135 Investments - Restricted for Payment of Current Liability					
142 Prepaid Expenses and Other Assets	1515	50000	942	190000	
143 Inventories	250				
143.1 Allowance for Obsolete Inventories	0				
144 Inter Program Due From		15285	104680	173289	
145 Assets Held for Sale					
150 Total Current Assets	69091	283084	649811	521385	

	Project Total	8	14,871	97,109	COCC
161 Land	199804		2500		
162 Buildings	2643327				
163 Furniture, Equipment & Machinery - Dwellings	77411				
164 Furniture, Equipment & Machinery - Administration	143264			4548	
165 Leasehold Improvements	30349				
166 Accumulated Depreciation	-1570610			-1579	
167 Construction In Progress					
168 Infrastructure					
180 Total Capital Assets, Net of Accumulated Depreciation	1523545	0	2500	2969	
171 Notes, Loans and Mortgages Receivable - Non-Current					
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due					
173 Grants Receivable - Non Current					
174 Other Assets					
176 Investments in Joint Ventures					
180 Total Non-Current Assets	1523545	0	2500	2969	
190 Total Assets	1592636	283084	652311	524354	
311 Bank Overdraft					
312 Accounts Payable <= 90 Days	14917			1761	
313 Accounts Payable >90 Days Past Due					
321 Accrued Wage/Payroll Taxes Payable	290		746		
322 Accrued Compensated Absences - Current Portion	1696		1777		
324 Accrued Contingency Liability					
325 Accrued Interest Payable					
331 Accounts Payable - HUD PHA Programs					
332 Account Payable - PHA Projects					
333 Accounts Payable - Other Government	19514				
341 Tenant Security Deposits	6958				
342 Deferred Revenues	39	217799	104703	34731	
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue Bonds					
344 Current Portion of Long-term Debt - Operating Borrowings					
345 Other Current Liabilities					
346 Accrued Liabilities - Other					

	Project Total	8	14,871	97,109	COC
347 Inter Program - Due To	104680		188574		
348 Loan Liability - Current					
310 Total Current Liabilities	148094	217799	295800	36512	
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue					
352 Long-term Debt, Net of Current - Operating Borrowings					
353 Non-current Liabilities - Other					
354 Accrued Compensated Absences - Non Current	2760		1664		
355 Loan Liability - Non Current					
356 FASB 5 Liabilities					
357 Accrued Pension and OPEB Liabilities					
350 Total Non-Current Liabilities	2760	0	1664	0	
300 Total Liabilities	150854	217799	297464	36512	
509.1 Invested in Capital Assets, Net of Related Debt	1523546		2500	2969	
509.2 Fund Balance Reserved					
511.2 Unreserved, Designated Fund Balance					
511.1 Restricted Net Assets			257872	0	
512.1 Unrestricted Net Assets	-81764	65285	94475	484873	
512.2 Unreserved, Undesignated Fund Balance					
513 Total Equity/Net Assets	1441782	65285	354847	487842	
600 Total Liabilities and Equity/Net Assets	1592636	283084	652311	524354	

	Subtotal	ELIM	Total
111 Cash - Unrestricted	251180		251180
112 Cash - Restricted - Modernization and Development			
113 Cash - Other Restricted	510402		510402
114 Cash - Tenant Security Deposits	6958		6958
115 Cash - Restricted for Payment of Current Liabilities			
100 Total Cash	768540		768540
121 Accounts Receivable - PHA Projects			
122 Accounts Receivable - HUD Other Projects	57406		57406
124 Accounts Receivable - Other Government			
125 Accounts Receivable - Miscellaneous	59858		59858
126 Accounts Receivable - Tenants	10130		10130
126.1 Allowance for Doubtful Accounts - Tenants	-8524		-8524
126.2 Allowance for Doubtful Accounts - Other	0		0
127 Notes, Loans, & Mortgages Receivable - Current			
128 Fraud Recovery			
128.1 Allowance for Doubtful Accounts - Fraud			
129 Accrued Interest Receivable			
120 Total Receivables, Net of Allowances for Doubtful Accounts	118870		118870
131 Investments - Unrestricted	100000		100000
132 Investments - Restricted	0		0
135 Investments - Restricted for Payment of Current Liability			
142 Prepaid Expenses and Other Assets	242457		242457
143 Inventories	250		250
143.1 Allowance for Obsolete Inventories	0		0
144 Inter Program Due From	293254		293254
145 Assets Held for Sale			
150 Total Current Assets	1523371		1523371
161 Land	202304		202304
162 Buildings	2643327		2643327
163 Furniture, Equipment & Machinery - Dwellings	77411		77411
164 Furniture, Equipment & Machinery - Administration	147812		147812
165 Leasehold Improvements	30349		30349

	Subtotal	ELIM	Total
166 Accumulated Depreciation	-1572189		-1572189
167 Construction In Progress			
168 Infrastructure			
160 Total Capital Assets, Net of Accumulated Depreciation	1529014		1529014
171 Notes, Loans and Mortgages Receivable - Non-Current			
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due			
173 Grants Receivable - Non Current			
174 Other Assets			
176 Investments In Joint Ventures			
180 Total Non-Current Assets	1529014		1529014
190 Total Assets	3052385		3052385
311 Bank Overdraft			
312 Accounts Payable <= 90 Days	16698		16698
313 Accounts Payable >90 Days Past Due			
321 Accrued Wage/Payroll Taxes Payable	1036		1036
322 Accrued Compensated Absences - Current Portion	3473		3473
324 Accrued Contingency Liability			
325 Accrued Interest Payable			
331 Accounts Payable - HUD PHA Programs			
332 Account Payable - PHA Projects			
333 Accounts Payable - Other Government	19514		19514
341 Tenant Security Deposits	6958		6958
342 Deferred Revenues	357272		357272
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue Bonds			
344 Current Portion of Long-term Debt - Operating Borrowings			
345 Other Current Liabilities			
346 Accrued Liabilities - Other			
347 Inter Program - Due To	293254		293254
348 Loan Liability - Current			
310 Total Current Liabilities	698205		698205
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue			

	Subtotal	ELIM	Total
352 Long-term Debt, Net of Current - Operating Borrowings			
353 Non-current Liabilities - Other			
354 Accrued Compensated Absences - Non Current	4424		4424
355 Loan Liability - Non Current			
356 FASB 5 Liabilities			
357 Accrued Pension and OPEB Liabilities			
350 Total Non-Current Liabilities	4424		4424
300 Total Liabilities	702629		702629
508.1 Invested In Capital Assets, Net of Related Debt	1529015		1529015
509.2 Fund Balance Reserved			
511.2 Unreserved, Designated Fund Balance			
511.1 Restricted Net Assets	257872		257872
512.1 Unrestricted Net Assets	562869		562869
512.2 Unreserved, Undesignated Fund Balance			
513 Total Equity/Net Assets	2349756		2349756
600 Total Liabilities and Equity/Net Assets	3052385		3052385

Entity Wide Revenue and Expense Summary

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	Project Total	8	14,871	97,109	COCC
70300 Net Tenant Rental Revenue	85242				
70400 Tenant Revenue - Other					
70500 Total Tenant Revenue	85242	0	0	0	
70600 HUD PHA Operating Grants	115560		408235		
70610 Capital Grants					
70710 Management Fee					
70720 Asset Management Fee					
70730 Book Keeping Fee					
70740 Front Line Service Fee					
70750 Other Fees					
70700 Total Fee Revenue					
70800 Other Government Grants		113575		1477262	
71100 Investment Income - Unrestricted	74	0	395	129	
71200 Mortgage Interest Income					
71300 Proceeds from Disposition of Assets Held for Sale					
71310 Cost of Sale of Assets					
71400 Fraud Recovery					
71500 Other Revenue	34353		406		
71600 Gain or Loss on Sale of Capital Assets					
72000 Investment Income - Restricted		0	1100	0	
70000 Total Revenue	235229	113575	410136	1477391	
91100 Administrative Salaries	48559	1011	18331	39863	
91200 Auditing Fees	4493		4493	4965	
91300 Management Fee					
91310 Book-keeping Fee					
91400 Advertising and Marketing	128		5	6	
91500 Employee Benefit contributions - Administrative	20690	169	3148	5393	

	Project Total	8	14,871	97,109	COCC
91600 Office Expenses	24480	358	6501	14231	
91700 Legal Expense	446	1	23	26	
91800 Travel	21351	207	3744	5009	
91810 Allocated Overhead					
91900 Other	10468	2	5442	1250	
91000 Total Operating - Administrative	130615	1748	41687	70543	
92000 Asset Management Fee					
92100 Tenant Services - Salaries					
92200 Relocation Costs					
92300 Employee Benefit Contributions - Tenant Services					
92400 Tenant Services - Other	931			65301	
92500 Total Tenant Services	931	0	0	65301	
93100 Water	552				
93200 Electricity	7100				
93300 Gas	805				
93400 Fuel					
93500 Labor					
93600 Sewer	2788				
93700 Employee Benefit Contributions - Utilities					
93800 Other Utilities Expense					
93000 Total Utilities	11245	0	0	0	
94100 Ordinary Maintenance and Operations - Labor	9232				
94200 Ordinary Maintenance and Operations - Materials and Other	25427				
94300 Ordinary Maintenance and Operations Contracts	39314				
94500 Employee Benefit Contributions - Ordinary Maintenance	3934				
94000 Total Maintenance	77907	0	0	0	
95100 Protective Services - Labor					
95200 Protective Services - Other Contract Costs	15600				
95300 Protective Services - Other					
95500 Employee Benefit Contributions - Protective Services	639				
95000 Total Protective Services	16239	0	0	0	

	Project Total	8	14.871	97.109	COC
96100 Property Insurance	23804				
96120 Liability Insurance	1223	6	115	129	
96130 Workmen's Compensation	3824	26	469	526	
96140 All Other Insurance	2839	25	456	512	
96100 Total Insurance Premiums	31690	57	1040	1167	
96200 Other General Expenses		21	361	407	
96210 Compensated Absences					
96300 Payments in Lieu of Taxes	7400				
96400 Bad debt - Tenant Rents	9495				
96500 Bad debt - Mortgages					
96600 Bad debt - Other					
96800 Severance Expense					
96000 Total Other General Expenses	16895	21	361	407	
96710 Interest of Mortgage (or Bonds) Payable					
96720 Interest on Notes Payable (Short and Long Term)					
96730 Amortization of Bond Issue Costs					
96700 Total Interest Expense and Amortization Cost	0	0	0	0	
96900 Total Operating Expenses	285522	1826	43088	137418	
97000 Excess of Operating Revenue over Operating Expenses	-50293	111749	367048	1339973	
97100 Extraordinary Maintenance					
97200 Casualty Losses - Non-capitalized					
97300 Housing Assistance Payments		46464	442188	1002044	
97350 HAP Portability-In					
97400 Depreciation Expense	97042			1390	
97500 Fraud Losses					
97600 Capital Outlays - Governmental Funds					
97700 Debt Principal Payment - Governmental Funds					
97800 Dwelling Units Rent Expense					
90000 Total Expenses	392564	48290	485276	1140852	

	Project Total	8	14,871	97,109	COCC
10010 Operating Transfer In					
10020 Operating Transfer Out					
10030 Operating Transfers from/to Primary Government					
10040 Operating Transfers from/to Component Unit					
10050 Proceeds from Notes, Loans and Bonds					
10060 Proceeds from Property Sales					
10070 Extraordinary Items, Net Gain/Loss					
10080 Special Items (Net Gain/Loss)					
10091 Inter Project Excess Cash Transfer In					
10092 Inter Project Excess Cash Transfer Out					
10093 Transfers between Program and Project - In					
10094 Transfers between Project and Program - Out					
10100 Total Other Financing Sources (Uses)	0	0	0	0	
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	-147335	65285	-75140	336539	
11020 Required Annual Debt Principal Payments					
11030 Beginning Equity	1589117	0	429987	151303	
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors					
11050 Changes in Compensated Absence Balance					
11060 Changes in Contingent Liability Balance					
11070 Changes in Unrecognized Pension Transition Liability					
11080 Changes in Special Term/Severance Benefits Liability					
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents					
11100 Changes in Allowance for Doubtful Accounts - Other					
11170 Administrative Fee Equity			96975		
11180 Housing Assistance Payments Equity			257872		
11190 Unit Months Available	600	41	1308	1055	
11210 Number of Unit Months Leased	482	41	852	1055	
11270 Excess Cash	-80768				
11610 Land Purchases	0				
11620 Building Purchases	0				
11630 Furniture & Equipment - Dwelling Purchases	0				
11640 Furniture & Equipment - Administrative Purchases	0				

	Project Total	8	14,871	97,109	COC
11650 Leasehold Improvements Purchases	0				
11660 Infrastructure Purchases	0				
13510 CFFP Debt Service Payments	0				
13901 Replacement Housing Factor Funds	0				

	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	85242		85242
70400 Tenant Revenue - Other			
70500 Total Tenant Revenue	85242		85242
70600 HUD PHA Operating Grants			
70610 Capital Grants	523795		523795
70710 Management Fee			
70720 Asset Management Fee			
70730 Book Keeping Fee			
70740 Front Line Service Fee			
70750 Other Fees			
70700 Total Fee Revenue			
70800 Other Government Grants	1590837		1590837
71100 Investment Income - Unrestricted	598		598
71200 Mortgage Interest Income			
71300 Proceeds from Disposition of Assets Held for Sale			
71310 Cost of Sale of Assets			
71400 Fraud Recovery			
71500 Other Revenue	34759		34759
71600 Gain or Loss on Sale of Capital Assets			
72000 Investment Income - Restricted	1100		1100
70000 Total Revenue	2236331		2236331
91100 Administrative Salaries	107564		107564
91200 Auditing Fees	13951		13951
91300 Management Fee			
91310 Book-keeping Fee			
91400 Advertising and Marketing	139		139
91500 Employee Benefit Contributions - Administrative	29400		29400
91600 Office Expenses	45570		45570
91700 Legal Expense	496		496
91800 Travel	30311		30311
91810 Allocated Overhead			
91900 Other	17162		17162

	Subtotal	ELIM	Total
91000 Total Operating - Administrative	244593		244593
92000 Asset Management Fee			
92100 Tenant Services - Salaries			
92200 Relocation Costs			
92300 Employee Benefit Contributions - Tenant Services			
92400 Tenant Services - Other	66232		66232
92500 Total Tenant Services	66232		66232
93100 Water	552		552
93200 Electricity	7100		7100
93300 Gas	805		805
93400 Fuel			
93500 Labor			
93600 Sewer	2788		2788
93700 Employee Benefit Contributions - Utilities			
93800 Other Utilities Expense			
93900 Total Utilities	11245		11245
94100 Ordinary Maintenance and Operations - Labor	9232		9232
94200 Ordinary Maintenance and Operations - Materials and Other	25427		25427
94300 Ordinary Maintenance and Operations Contracts	39314		39314
94500 Employee Benefit Contributions - Ordinary Maintenance	3934		3934
94000 Total Maintenance	77907		77907
95100 Protective Services - Labor	15600		15600
95200 Protective Services - Other Contract Costs			
95300 Protective Services - Other			
95500 Employee Benefit Contributions - Protective Services	639		639
95000 Total Protective Services	16239		16239
96110 Property Insurance	23804		23804
96120 Liability Insurance	1473		1473
96130 Workmen's Compensation	4845		4845
96140 All Other Insurance	3832		3832

	Subtotal	ELIM	Total
96100 Total Insurance Premiums	33954		33954
96200 Other General Expenses			
96210 Compensated Absences	789		789
96300 Payments In Lieu of Taxes	7400		7400
96400 Bad debt - Tenant Rentals	9495		9495
96500 Bad debt - Mortgages			
96600 Bad debt - Other			
96800 Severance Expense			
96900 Total Other General Expenses	17684		17684
96710 Interest of Mortgage (or Bonds) Payable			
96720 Interest on Notes Payable (Short and Long Term)			
96730 Amortization of Bond Issue Costs			
96700 Total Interest Expense and Amortization Cost	0		0
96900 Total Operating Expenses	467854		467854
97000 Excess of Operating Revenue over Operating Expenses	1768477		1768477
97100 Extraordinary Maintenance			
97200 Casualty Losses - Non-capitalized			
97300 Housing Assistance Payments	1490696		1490696
97350 HAP Portability-In			
97400 Depreciation Expense	98432		98432
97500 Fraud Losses			
97600 Capital Outlays - Governmental Funds			
97700 Debt Principal Payment - Governmental Funds			
97800 Dwelling Units Rent Expense			
98000 Total Expenses	2056982		2056982
10010 Operating Transfer In			
10020 Operating transfer Out			
10030 Operating Transfers from/to Primary Government			
10040 Operating Transfers from/to Component Unit			

	Subtotal	ELIM	Total
10050 Proceeds from Notes, Loans and Bonds			
10060 Proceeds from Property Sales			
10070 Extraordinary Items, Net Gain/Loss			
10080 Special Items (Net Gain/Loss)			
10091 Inter Project Excess Cash Transfer In			
10092 Inter Project Excess Cash Transfer Out			
10093 Transfers between Program and Project - In			
10094 Transfers between Project and Program - Out			
10100 Total Other financing Sources (Uses)	0		0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	179349		179349
11020 Required Annual Debt Principal Payments			
11030 Beginning Equity	2170407		2170407
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors			
11050 Changes in Compensated Absence Balance			
11060 Changes in Contingent Liability Balance			
11070 Changes in Unrecognized Pension Transition Liability			
11080 Changes in Special Term/Severance Benefits Liability			
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents			
11100 Changes in Allowance for Doubtful Accounts - Other			
11170 Administrative Fee Equity	96975		96975
11180 Housing Assistance Payments Equity	257872		257872
11190 Unit Months Available	3004		3004
11210 Number of Unit Months Leased	2430		2430
11270 Excess Cash	-80768		-80768
11610 Land Purchases	0		0
11620 Building Purchases	0		0
11630 Furniture & Equipment - Dwelling Purchases	0		0
11640 Furniture & Equipment - Administrative Purchases	0		0
11650 Leasehold Improvements Purchases	0		0
11660 Infrastructure Purchases	0		0
13510 CFFP Debt Service Payments	0		0
13901 Replacement Housing Factor Funds	0		0